

# FOR SALE

11 DOBIE STREET, GRAFTON, NSW, 2460

3  | 2  | 1 



## CALM

PRICE: Contact Agent

Every single property has an energy.

They are made from different materials, they provide different levels of space, light is never the same home to home, and then... there are the colours. What you see out the window influences your emotions, what you hear and smell, the placement of rooms within the external walls, and the elements around the areas we choose to gather, matter. 11 Dobie Street, Grafton is CALM.

At the Clarence River end of Dobie Street, you will enjoy those subtle river breezes. There is a slower pace here, as there are no busy streets nearby, and most who do pass, are usually on foot, out and about with their loved ones walking the dog alongside the river.

There's a humility here. Her fresh white weatherboard façade is pretty, and she sits behind her flowering front gardens alongside the drive-through carport. Once a humble 2-bedroom home, #11 has had extensive extensions in the recent years past, creating a deceptively spacious, 3-bedroom, 2-bathroom home of generous proportions. Not only are the bedrooms light-filled and large, the living room and eat-in kitchen are plentiful. All living spaces layering beautifully to create a comfortable synergy for the largest of gatherings, extending onto the amazing back deck.

High ceilings, polished timber floors, the functional fireplace and the built-in bookshelves create a romantic setting. Feelings and functionality are balanced here. The large, air conditioned, eat-in, gun-metal grey country kitchen is a home chef's delight. From the double ceramic sink, the pressed metal inspired tile splashback, timber benchtops, dishwasher, SMEG oven/cooktop, and the bifold

OPEN FOR INSPECTION:  
N/A



## Kylie Swift // 0488 161 621

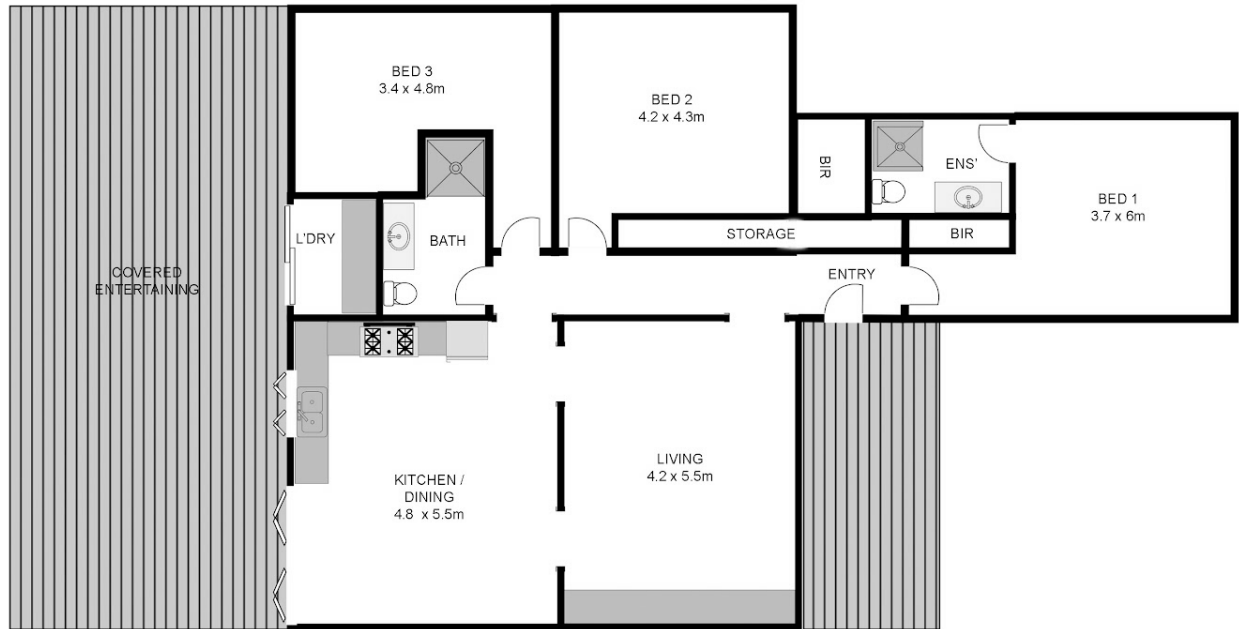
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer.

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